

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

February 20, 2001

The Commissioners of the Chicago Housing Authority met in regular session on Tuesday, February 20, 2001 at 8:30 a.m. at Wells/Madden Park Homes, Parent & Community Training Academy, located at 3830 South Cottage Grove in Chicago.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Michael Darcy
	Rahm Emanuel
	Dr. Mildred Harris
	Andrew Mooney
	Sandra Young
	Earnest Gates

Absent:	Hallie Amey
	Mamie Bone
	Leticia Peralta Davis

Also present were Terry Peterson, Chief Executive Officer; G.A. Finch, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, a report highlighting accomplishments for FY2000 will be submitted to the Department of Housing and Urban Development (HUD). The most significant accomplishments, per Mr. Peterson, include: the selection of development teams for Taylor, Stateway and Rockwell, settlement of the Cabrini Consent Decree, approval of the Relocation Rights contract, Wells/Madden Park mixed-income development, rehabbing of senior buildings, transitioning social services to other City agencies and privatization of family properties. Mr. Peterson then informed the Board that retreats were being scheduled with property managers to outline new performance standards for areas that needed the most improvements. Mr. Peterson concluded his report by indicating that with a continued aggressive approach and strong support from the residents, elected officials, federal housing officials and sister agencies throughout Chicago, the goals for FY2001 would be accomplished.

A motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session. The minutes of the following meetings were then unanimously approved:

Regular Board Meeting of December 19, 2000

Regular Board Meeting of January 16, 2001

The Chairperson thereupon introduced the following two (2) items discussed in Executive Session. Commissioner Mooney then moved the adoption of the resolution for Item A1.

(Item A1)

RESOLUTION NO. 2001-CHA-17

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 18, 2001, requesting authorization to enter into a settlement agreement in the matter of Jose Burciaga vs. CHA and Garrett Schmoeller, 98 L 7416 and pay a settlement amount of \$140,000.00;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel or his designee to enter into the settlement agreement in the matter of Jose Burciaga vs. CHA and Garrett Schmoeller, 98 L 7416 and pay a settlement amount of \$140,000.00.

Motion to adopt said resolution was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Michael Darcy Rahm Emanuel Dr. Mildred Harris Andrew Mooney Sandra Young Earnest Gates
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Nays:	None
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The Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Darcy then moved the adoption of the following resolution for Item A2.

(Item A2)

RESOLUTION NO. 2001-CHA-18

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 1, 2001 requesting that the Board of Commissioners approve the Personnel Action Report for January 2001;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions for January 2001.

Motion to adopt said resolution was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Michael Darcy Rahm Emanuel Dr. Mildred Harris Andrew Mooney Sandra Young Earnest Gates
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Nays:	None
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The Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Mooney then presented a Motion to adopt the resolutions for Item B1 and B2.

(Item B1)

On December 1, 2000, after a public comment period, the Authority submitted the Plan for Transformation, Year 2, MTW Annual Plan to HUD for approval. As a result of negotiations with HUD, an Amendment was drafted and agreed upon by both CHA and HUD. Highlights of the Amendment include a restatement of HUD's commitment to provide \$1.565 billion of capital funding necessary to produce 25,000 units of public housing to CHA; direction on calculating the block grant of Section 8 Funds, modification of SEMAP in consultation with CHA and description of the commitments necessary to clarify CHA's authority to leverage funds.

RESOLUTION NO. 2001-CHA-19

WHEREAS, the Board of Commissioners has reviewed the attached Board Letter requesting ratification of Amendment No. 1 to CHA's Moving To Work Agreement;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ratify Amendment No. 1 to CHA's Moving To Work Agreement.

(Item B2)

In 1999, HUD implemented a system for assessing the performance of public housing authorities nationwide, known as the Public Housing Assessment System (PHAS). In measuring PHA performance, PHAS utilizes four indicators as follows: physical inspection, financial assessment, management operations and residential satisfaction survey. Due to industry concerns with the new system, HUD will not issue assessment scores for indicators 1, 2 and 4. HUD will issue an assessment score for #3 and staff estimates that the Authority will be granted an overall score of "B". The resolution for Item B2 approves and certifies the Authority's FY2000 PHAS submission as required by HUD.

RESOLUTION NO. 2001-CHA-20

WHEREAS, the Board of Commissioners has reviewed the 2000 Public Housing Assessment System (PHAS) Submission;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approve and certify the CHA FY2000 PHAS Submission.

Motion to adopt resolutions for Item B1 and B2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Michael Darcy
	Rahm Emanuel
	Dr. Mildred Harris
	Andrew Mooney
	Sandra Young
	Earnest Gates

Nays:	None
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The Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, presented the following report. Per Commissioner Young, the Committee met on Wednesday, February 14, 2001 at 1:00 p.m. at the 626 Corporate Office. MAP and Programs staff presented a report on Public Housing Assessment System (PHAS), specifically dealing with Indicator #4, Resident Service and Satisfaction. Per staff, since HUD did not conduct Resident Service and Satisfaction Surveys in FY2000 no score will be attributed to Indicator #4.

Commissioner Young then introduced an Omnibus Motion for the adoption of Items C1, C3, C4 and C6 recommended for approval by the Tenant Services Committee.

(Item C1)

In September 1999, the Board approved a contract with Spanish Coalition for Housing (SCH) for marketing and outreach services for an initial term of 1 year with four one-year option periods. In September 2000, the Board approved a four-month extension as opposed to a one-year extension for auditing of SCH financial records. However, the contracting with an approved auditor took longer than anticipated necessitating the extension of SCH's contract on a month-to-month basis, not-to-exceed six (6) months.

RESOLUTION NO. 2001-CHA- 21

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 5, 2001, entitled "Authorization to exercise an option to extend a contract on a month-to-month basis, not to exceed six (6) months for marketing and outreach of CHA programs to the Latino Community of Chicago to Spanish Coalition for Housing;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designated representative to exercise an additional four-month option, to July 31, 2001, in accordance with Contract No. 8876 with Spanish Coalition for Housing in an amount not-to-exceed \$183,000.00, subject to HUD's approval, if necessary.

(Item C2 - THIS NUMBER NOT USED)

(Item C3 and C4)

On June 6, 2000, staff submitted applications for funding in the total amount of \$600,000 to fund the Youthbuild Program for Wells/Madden Park and ABLA developments. The Youthbuild Program will provide remedial education/GED instruction, leadership development and apprenticeship training onsite. Program participants will be required to rehab the Local Advisory Council offices for classroom purposes and build six residential units for low and/or very low-income residents. Resolutions for Item C3 and C4 request approval to enter into grant agreements with HUD for the award of \$300,000 each to Wells/Madden Park and ABLA developments.

Commissioner Young recused herself from voting on item C3.

RESOLUTION NO. 2001-CHA-22

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 9, 2001 to accept a grant from the U.S. Department of Housing and Urban Development for the Youthbuild Program to serve the Wells/Madden Park Public Housing Development;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designated representative to enter into a grant agreement with the U.S. Department of Housing and Urban Development for the award of \$300,000 for the Youthbuild Program.

(Item C4)

RESOLUTION NO. 2001-CHA-23

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 9, 2001 to accept a grant from the U.S. Department of Housing and Urban Development for the Youthbuild Program to serve the ABLA Public Housing Development;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designated representative to enter into a grant agreement with the U.S. Department of Housing and Urban Development for the award of \$300,000 for the Youthbuild Program.

(Item C5 - THIS NUMBER NOT USED)

(Item C6)

The resolution for Item C6 authorizes the Chief Executive Officer to enter into a Funding Agreement with the Central Advisory Council (CAC). A Funding Agreement between the CHA and CAC is required by HUD regulations under 24 CFR 964.150. The Funding Agreement includes assurances that all CAC expenditures will not contravene provisions of law and will promote serviceability, efficiency, economy and stability in the operation of the housing authority. The Agreement requires that the CAC account to the CHA for the use of the funds and permits the CHA to inspect and audit the CAC's financial records related to the Agreement.

RESOLUTION 2001-CHA-24

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2001 requesting authorization to enter into a Funding Agreement for Fiscal Year 2001 with the Central Advisory Council;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a Funding Agreement with the Central Advisory Council for the 2001 fiscal year in an amount not-to-exceed One Million Four Hundred Twenty Three Thousand Six Hundred Eighty Seven Dollars (\$1,423,687.00).

The Omnibus Motion to adopt Items C1, C3, C4 and C6 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Michael Darcy Rahm Emanuel Earnest Gates Dr. Mildred Harris Andrew Mooney Sandra Young (Recused for Item C3 only)
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Nays:	None
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There being no questions or discussion, Chairperson Gist Gilliam thereupon declared said motion carried and said resolutions adopted. The report of the Tenant Services Committee was also accepted in total.

Commissioner Gates then presented the report for the Operations & Facilities Committee meeting held on Wednesday, January 10, 2001 at the 626 Corporate Office. Per Commissioner Gates, marathon sessions were held with the recommended Master Developers for Taylor, Stateway and Rockwell. The recommended Master Developers successfully addressed several concerns posed by the Committee. Issues discussed included, but were not limited to, delivery of social services, benchmarks, and responsibility of Developers.

Commissioner Gates then introduced an Omnibus Motion for the adoption of Items D1, D2, D2(a), D3, D4 and D7 recommended for approval by the Operations & Facilities Committee.

(Item D1, D2 and D2(a))

A Request for Qualifications (RFQ) was issued by the CHA and The Habitat Company for the redevelopment of the 92-acre site at Robert Taylor Homes A & B (Item D1), 17-acre site at Rockwell Gardens (Item D2) and 33-acre site at Stateway Gardens (Item D2(a)). The responses to the RFQ were received and evaluated by the Working Groups for each development, composed of resident leadership of each development, CHA, Habitat, Gautreaux plaintiff's counsel and City entities. The Working Groups evaluated Development Team respondents per

the RFQ selection criteria and recommended Brinshore-Michaels Development Team by consensus for Robert Taylor. The Brinshore-Michaels Team is a joint venture between Brinshore Development, LLC and Michaels Development Company, Inc

East Lake Development Management Company (East Lake) was recommended as Master Developers for Rockwell by the majority of the Working Group. East Lake is the principal of the development team and has also identified team members qualified to carry out the essential aspects of predevelopment activities.

The recommendation of Stateway Associates as Master Developers for Stateway Gardens was made by a consensus of the Working Group. Stateway Associates is a joint venture with four principal partners: The Davis Group, Mesa Development, LLC, Kimball-Hill Homes and the Walsh Group.

Michael-Brinshore, East Lake and Stateway Associates have all identified team members qualified to carry out the essential aspects of the predevelopment and development activities, including architects, planners, construction companies, financial partners and social service partners.

CHA and Habitat expect that the development process will have the following two (2) phases: 1) Predevelopment, which commences with the selection of a Respondent and ends with the execution of a Redevelopment Agreement based on the development proposal; 2) Implementation, which commences with execution of the Redevelopment Agreement based on the approved development proposal and concludes with the completion of the final phase of redevelopment.

The resolutions for Item D1, D2 and D2(a) will enable CHA to enter into an interim agreement to start the first phase of activities. The second phase covers the remaining predevelopment activities leading to a Redevelopment Agreement and approved development proposal. CHA and Habitat will negotiate the entire contract including both phases of predevelopment activities and present the contract to the Board for approval.

(Item D1)

RESOLUTION 2001-CHA-25

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 7, 2001, requesting approval of Robert Taylor Working Group's consensus recommendation of the Development Team per the RFQ #20103 and authorization of the Chief Executive Officer or his designee to negotiate and enter into a contract for predevelopment services with that Development Team-BRINSHORE-MICHAELS DEVELOPMENT TEAM;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee 1) to approve the Robert Taylor Working Group's consensus recommendation of the Development Team per the RFQ #20103, 2) to negotiate a contract for predevelopment services with the Development Team-BRINSHORE-MICHAELS DEVELOPMENT TEAM and 3) to authorize subsequent contract award with Brinshore-Michaels Development Team for predevelopment services. If both parties cannot agree to mutually acceptable terms, the Board of Commissioners authorizes the Chief Executive Officer or his designee to terminate such negotiations and begin negotiations with the second top-rated Development Team respondent based on the Robert Taylor Working Group evaluation ranking.

(Item D2)

RESOLUTION-2001-CHA-26

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 7, 2001, requesting approval of the Chicago Housing Authority and The Habitat Company's selection and recommendation of the Development Team per the RFQ #20103 and authorization of the Chief Executive Officer or his designee to negotiate and enter into a contract for predevelopment services with that Development Team- EASTLAKE MANAGEMENT & DEVELOPMENT CORP.;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee 1) to approve the Chicago Housing Authority and The Habitat Company's selection and recommendation of the Development Team per the RFQ #20103, 2) to negotiate a contract for predevelopment services with that Development Team- EAST LAKE MANAGEMENT & DEVELOPMENT and 3) to authorize subsequent contract award with East Lake Management & Development Corp. for the predevelopment services. If both parties cannot agree to mutually acceptable terms, the Board of Commissioners authorizes the Chief Executive Officer or his designee to terminate such negotiations and begin negotiations with the second top-rated Development Team respondent based on the Rockwell Working Group evaluation ranking.

(Item D2(a))

RESOLUTION-2001-CHA-27

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 7, 2001 requesting approval of Stateway Working Group's consensus recommendation of the Development Team per the RFQ #20103 and authorization of the Chief Executive Officer or his designee to negotiate and enter into a contract for predevelopment services with that Development Team- STATEWAY ASSOCIATES;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee 1) to approve the Stateway Working Group's consensus recommendation of the Development Team per the RFQ #20103, 2) to negotiate a contract for predevelopment services with the Development Team- STATEWAY ASSOCIATES and 3) to authorize subsequent contract award with Stateway Associates for predevelopment services. If both parties cannot agree to mutually acceptable terms, the Board of Commissioners authorize the Chief Executive Officer or his designee to terminate such negotiations and begin negotiations with the second top-rated Development Team respondent based on the Stateway Working Group evaluation ranking.

(Item D3)

The CHA, in executing its comprehensive strategy for the redevelopment of public housing developments throughout the Chicago Metropolitan area, wishes to authorize the Chief Executive Officer or his designee to sign fourteen (14) Demolition Grant Agreements amounting to \$28,767,500 in grant funding for the demolition of 5,233 dilapidated units of CHA public housing. The signing of the Agreements and accompanying HUD 1044 forms, memorializes and incorporates all documents relating to the grants including the February 24, 2000 Notice of Funding Availability and subsequent documents.

RESOLUTION NO. 2001-CHA-28

WHEREAS, The Board of Commissioners has reviewed the memorandum dated January 19, 2001 entitled, "Authorization to Execute Fourteen (14) FY 2000 HOPE VI Demolition Grant Agreements" and concurs with the recommendations contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to sign fourteen (14) FY 2000 HOPE VI Demolition Grant Agreements for Lawndale Complex, Brooks Extension, Cabrini Homes Extension, Madden Park Homes, Stateway Gardens, Robert Taylor Homes, Washington Park, Brooks Homes, Henry Horner, and Rockwell Gardens.

(Item D4)

Due to dangerous conditions at Michigan Boulevard Garden Apartments (MBGA), the City has demanded its closure. Since 90% of the MBGA residents receive Section 8 assistance, the City, several of its elected officials and the CHA have agreed to immediately relocate the affected

residents. The CHA desires to use the City's current agreement with Changing Patterns to provide emergency relocation services to MBGA residents. In addition, the City and the CHA believe that there may be future instances where they will need to relocate public housing or subsidized housing residents necessitating the coordinated efforts and funding of both parties. The resolution for Item D4 therefore request authorization to enter into an Intergovernmental Agreement with the City of Chicago for relocation of residents of the MBGA and/or other federally assisted housing.

RESOLUTION NO. 2001-CHA-29

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 17, 2001, entitled "Authorization to enter into an Intergovernmental Agreement between the Chicago Housing Authority and the City of Chicago for relocation of residents of CHA properties and/or other federally-assisted housing";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designated representative to enter into an Intergovernmental Agreement substantially in the form attached hereto as Exhibit A with the City of Chicago Department of Housing, for the present and future relocation of CHA residents and other residents of federally-assisted housing programs; and

The Board of Commissioners further acknowledge that the CHA has obtained approval from the United States Department of Housing and Urban Development ("HUD") for expenditure of the initial CHA funds for relocation counseling costs under this proposed Intergovernmental Agreement, and will seek further Board approval and HUD approval, as necessary, for future relocation efforts necessitating the coordinated efforts of the City of Chicago and the CHA.

(Item D5 - THIS NUMBER NOT USED)

(Item D7)

An Invitation For Bid (IFB) was advertised in area newspapers and staff directly solicited 71 firms to provide lump sum prices for roof replacement for the following senior buildings: Hyde Park Kenwood Apartments, Britton Budd Apartments, Judge Fisher Apartments and Sheridan-Devon Apartments. Ten (10) bids were received. A determination was made that no more than two (2) contracts would be awarded to any one contractor under the bid solicitation. Based on this determination, a review of all responsive bids indicated that the listed four (4) firms in the following resolution submitted the overall lowest responsive bids for completion of the roof repairs:

RESOLUTION NO. 2001-CHA-31

WHEREAS, the Board of Commissioners has reviewed Board Letter dated January 2, 2001 requesting authorization to enter into four (4) contracts for Roof Replacement at various CHA Senior Buildings with:

1. A-1 Roofing Company for roof replacement at Britton Budd Apartments, IL2-48),
2. National Roofing Corp., for roof replacement at Hyde Park-Kenwood Apartments, 5300-06 S. Woodlawn, (IL2-59) and Sheridan-Devon Apartments (IL2-73);
3. Parva Construction, for roof replacement at Judge Harry M. Fisher Apartments, (IL2-44D);
4. W & R Construction, for roof replacement at Hyde Park-Kenwood Apartments, 5501-05 S. Woodlawn, (IL2-59)) and concurs with the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into four (4) contracts for roof replacement at various CHA

senior buildings with A-1 Roofing Company (\$280,530), National Roofing Corp. (\$179,700), W & R Construction (\$ 80,850) and Parva Construction (\$145,800) for terms of 160 calendar days from the date of the Notices to Proceed, all in accordance with IFB No. 20084.

The Omnibus Motion to adopt Items D1, D2, D2(a), D3, D4 and D7 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Michael Darcy Rahm Emanuel Dr. Mildred Harris Sandra Young Earnest Gates Andrew Mooney (Recused on Item D2(a) only)
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted. The report of the Operations Committee was also accepted in total.

(Item D6)

The Department of Housing and Urban Development (HUD) offers incentives to housing authorities that enter into Energy Services Agreements (ESA). These incentives allow the CHA to leverage additional capital through the financing of qualified energy conservation measures under an energy loan. As required by the incentive, the CHA, using non-federal funds, i.e. a \$15,000,000 loan from ABN-AMRO at a tax-exempt interest rate, invests in improvements to a building's energy-using systems that are guaranteed to meet certain energy use and cost reduction goals. These improvements provide a return through the cost savings they generate, which in turn provides for the repayment of the energy capital loan. The resolution for Item D6 requests approval to increase the scope of the ESA agreement with EUA for an additional \$15,000,000 to add additional developments, in accordance with CHA's long term capital plan. Since the cost of the EUA agreements is paid out of the energy cost savings generated by the installed conservation measures, and since the ESA is self-amortizing, the CHA anticipates that the additional work will also be self-amortizing, thus releasing money that the CHA would otherwise have spent from its Capital fund on the improvements. Under the Moving To Work Agreement, the CHA's subsidy eligibility is frozen through 2002. Therefore, if the Authority enters into this agreement, it will be responsible for 1 1/2 years of payments toward the loan if construction commences by July 1, 2001. Staff does not anticipate any additional incentive subsidy until 2003; however, by installing energy and water efficiency measures that have the best payback potential immediately, the CHA can generate a cash flow sufficient to meet repayment obligations. Incentive subsidy payments would resume in 2003, thus guaranteeing repayment of the loan amount through out the remainder of the 12-year contract term.

Commissioner Young moved the adoption of the following resolution for Item D6.

RESOLUTION 2001-CHA-30

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 20, 2001 requesting authorization to amend and increase the Energy Performance Contract with EUA Citizens Conservation Services and ABN-AMRO Chicago Corporation to allow the CHA to increase the total amount authorized from \$15,000,000.00 to \$30,000,000.00 to improve CHA's buildings' energy-using systems under HUD's Performance Contracting Incentives and in conformity with the CHA's Plan for Transformation;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate with EUA Citizens Conservation Services and ABN-AMRO Chicago Corporation to increase the amount of energy services work from \$15,000,000.00 to \$30,000,000.00 and to execute the negotiated agreements.

Motion to adopt said resolutions was seconded by Commissioner Emanuel and the voting was as follows:

Ayes:	Sharon Gist Gilliam Michael Darcy Rahm Emanuel Dr. Mildred Harris Sandra Young Earnest Gates
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Recused:	Andrew Mooney
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Nays:	None
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The Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Darcy then presented the Finance and Audit report due to Commissioner Davis' absence. Per Commissioner Darcy, the Finance and Audit Committee met on Wednesday January 10, 2001 at 626 West Jackson. At the request of the Finance Committee, a Cash Flow Projection plus details and assumptions of the Authority was prepared and is included in the report for February. A 2000 Draft Report on PHAS estimated scores related to Financial Condition Assessment was distributed to the Committee.

Commissioner Darcy then introduced an Omnibus Motion to adopt resolutions E1 through E3, recommended for approval by the Finance & Audit Committee.

(Item E1)

The resolution for Item E1 requests authorization to enter into a Collective Bargaining Agreement with Local 73 representing a unit of CHA employees in clerical and other administrative job titles. The following substantive changes were made to the Collective Bargaining Agreement: union employees will be covered by the same medical plan that covers non-union employees; union employees will make a premium contribution towards their medical coverage and premium contributions will be made on a pre-tax basis under CHA's Pre-Tax Plan as revised on January 16, 2001, union employees unused banked sick leave will no longer be paid out upon separation of employment, union employees will be eligible for the sick pay out of their December 30, 2000 sick leave banks on the same terms as non-union employees and union employees will receive a one-time signing bonus of \$100.

RESOLUTION 2001-CHA-32

WHEREAS, the Board of Commissioners have reviewed the Board Letter date February 13, 2001 requesting authorization for the Chief Executive Officer or his designee to enter a successor Collective Bargaining Agreement with the Service Employees International Union, Local 73, covering the period of January 1, 2001 to December 31, 2003;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Collective Bargaining Agreement between the Service Employees International Union, Local 73, on the terms described in the Board letter for a period covering January 1, 2001 and December 31, 2003.

(Item E2)

In February 2000, the Board approved a resolution establishing a Section 125 Plan for Non-union employees of the CHA. The resolution for Item E2 requests modification of the Section 125 Pre-Tax Contribution Plan, Section 2.11.

RESOLUTION NO. 2001-CHA-33

WHEREAS, the Board of Commissioners have reviewed the Board Letter dated February 13, 2001 recommending amendment of the CHA's Pre-Tax Contribution Plan approved by CHA Board Resolution 2000-CHA-24, which is required by the Collective Bargaining Agreement between CHA and the Service Employees

International Union, Local 73;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the CHA Pre-Tax Contribution Plan, adopted by the CHA Board Resolution 2000-CHA-24, Section 2.11 is hereby altered and amended to read as follows:
“Eligible employee: Any CHA employee who is eligible to participate in CHA employee benefits plans.”

(Item E3)

In December 2000, the Board of Commissioners authorized the extension of the CHA's current contracts with Blue Cross Blue Shield, Humana, and First Commonwealth Dental for the period of January 1 thru March 31, 2001. An insurance broker was retained, through a small procurement, to assist the CHA with obtaining premium quotes from health, dental and vision care insurance providers by non-competitive proposals, through a procedure approved by HUD. A comparison of the services, opportunities, benefits and premium rates offered by CIGNA for PPO and HMO medical benefits, First Commonwealth for dental benefits and Davis Vision for vision benefits indicate that these providers best meet the needs of CHA eligible participants at rates most favorable to the CHA. The resolution for Item E3 requests authorization to enter into contracts with the three (3) named providers.

RESOLUTION NO. 2001-CHA-34

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Memorandum dated February 13, 2001, entitled “Authorization to Enter Contracts with CIGNA, First Commonwealth and Davis Vision for Employee Health Benefit Plan Services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners of the Chicago Housing Authority authorizes the Chief Executive Officer or his designee to enter into contracts with CIGNA, First Commonwealth and Davis Vision for Employee Health Plan Services covering CHA eligible participants and eligible participants of the CHA affiliates, for the period of April 1, 2001 through March 31, 2002 for a total amount not-to-exceed \$4,500,000.

The Omnibus Motion to adopt Items E1 through E3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Michael Darcy
	Rahm Emanuel
	Andrew Mooney
	Dr. Mildred Harris
	Sandra Young
	Earnest Gates

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

(Walk-On Item 1)

The Chairperson then introduced Walk-On Item 1 which requests an extension for the consulting services contract between the Chicago Metropolitan Housing Development Corporation and the CHA. A two-month extension is requested until issues regarding the one-year extension are discussed rather and resolved. Issues to be addressed include CMHDC's participation in CHA's on-site strategies as well as other activities under the Plan for Transformation.

Commissioner Mooney moved the adoption of the following resolution for Walk-On Item 1:

RESOLUTION 2001-CHA-35

WHEREAS, the Board of Commissioners have reviewed the Board Letter dated February 20, 2001 requesting "Request for Extension of Consulting Services Contract between the Chicago Metropolitan Housing Development Corporation (CMHDC) and the Chicago Housing Authority" effective March 1, 2001;

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend the contract through April 30, 2001 between the Chicago Metropolitan Housing Development Corporation and the Chicago Housing Authority for planning, financial, development and management services.

Motion to adopt the Walk-On Item 1 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Michael Darcy Rahm Emanuel Andrew Mooney Dr. Mildred Harris Sandra Young Earnest Gates
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

There being no further business come before the Commissioners, upon motion made, seconded and carried, the meeting was adjourned.

s/b: Sharon Gist Gilliam, Chairperson

s/b: Lee Gill
Custodian and Recorder of Records